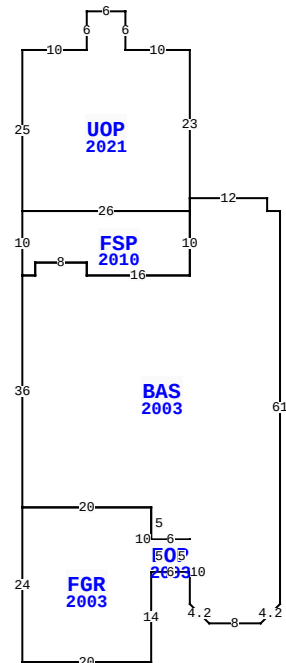


DIPIETRO EMILIO J &/ENGSTROM MARJORIE
86101 REMSENBURG DR
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0034-0000

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNC	NORM	% COND	VALUATION SUMMARY											
Exterior Wall		16	WD FR STUC 100			0900	01	2,401	117.2031	154.71	371,459	2003	2003	0	0	10.50	89.50	VALUATION BY		STANDARD									
Roof Structur		08	IRREGULAR 100			1 SNGL FAM - 100% - 2019												Heated Area: 1893 HX Base Yr 2019											
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE		332,456									
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE		6,170									
Interior Floor		14	CARPET 70															TOTAL LAND VALUE - MARKET		127,500									
Interior Floor		11	CLAY TILE 30															TOTAL MARKET VALUE		466,126									
Air Condition		03	CENTRAL 100															SOH/AGL Deduction		214,766									
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE		251,360									
Bedrooms			3 100															TOTAL EXEMPTION VALUE		HX HB		50,722							
Bathrooms			2 100															BASE TAXABLE VALUE		200,638									
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE		466,126									
Stories		1.	1. 100															NCON VALUE		0									
Units		0	0 100			INCOME VALUE																							
Occupancy		00	NONE 100			PREVIOUS YEAR MKT VALUE		432,251																					
Quality		04	Quality Level 04																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		04																								
NEIGHBORHOOD/LOC		4043.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,893	100	2003	1,893	262,115																								
FGR	480	55	2003	264	36,554																								
FOP	30	30	2003	9	1,246																								
FSP	244	40	2010	98	13,570																								
UOP	686	20	2021	137	18,970																								
TOTALS		3,333			2,401	332,456																							
EXTRA FEATURES						86101 REMSENBURG DR, FERNANDINA BEACH												BLD DATE		03/29/2023		NW		LGL DATE					
																		XF DATE				LAND DATE							
																		INC DATE				AG DATE							
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES													
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010														
2	0811	CONCRETE B	0 100	0	0	741.00	SF	5.20	5.20	100	2003	2003	3	82	3,160														
LAND DESCRIPTION						TOTAL OB/XF												6,170											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500												
REVIEW DATE		03/24/2020		BY		NWP		Total Acres: 0.00		Total Land Value: 127,500				Market: 0				Agricultural: 0				Common: 127,500				PRINTED 07/30/2025 BY SYS			